CHAPTER 5.0

ALTERNATIVES TO THE PROPOSED PROJECT

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5.1 Rationale for Alternative Selection

Section 15126.6(a) of the CEQA Guidelines requires the discussion of "a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The Proposed Project was determined to result in potentially significant and unmitigated impacts related to aesthetics, transportation/traffic, and air quality; and potentially significant but mitigable impacts to noise, paleontological resources, biological resources, cultural resources, and utilities/public services (see Chapters 2.0 and 3.0 of this EIR).

Section 15126(d)(5) also states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." The CEQA Guidelines provide several factors that should be considered with regard to the feasibility of an alternative: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the project applicant can reasonably acquire, control or otherwise have access to the alternative site (if an off-site alternative is evaluated). The alternatives evaluated in Subchapters 5.2 and 5.3 within this chapter include the:

- No Project/No Development Alternative
- No Project/Existing Plan Alternative
- Single-family Alternative
- Biological Reduced Footprint Alternative
- General Plan Update Draft Land Use Map Alternative
- General Plan Update Board Referral Map Alternative

These alternatives are compared to the impacts of the Proposed Project and are assessed relative to their ability to meet the basic objectives of the Proposed Project. As described in Subchapter 1.2 and restated below, the Project objectives are to:

1. Create a walkable and public transportation-friendly community with on-site work, live, shop, and play opportunities.

2. Design and develop common areas to establish a Project theme.

3. Provide a variety of lot sizes and high-quality housing types, including single-family and multi-family homes, to accommodate forecasted population increase.

4. Provide convenient, community-serving commercial uses within a Town Center.

5. Provide public services, roadways, and utilities infrastructure to support the Proposed Project in a timely and efficient manner that is concurrent with need.

6. Provide for a variety of recreational uses, including parks and a comprehensive network of regional and local trails to link the office professional area, Town Center, residential areas, parks, and nature trails.

Alternative Location

In accordance with CEQA Guidelines Section 15126.6(f)(2), an alternative project site location should be considered if development of another site is feasible and if development of another site would avoid or substantially lessen significant impacts of the proposed project. Factors that may be considered when identifying an alternative site location include the size of the site, its location, the General Plan (or Community Plan) land use designations, and availability of infrastructure. CEQA Guidelines Section 15126.6(f)(2)(A) states that a key question in looking at an off-site alternative is "…whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location."

Appropriateness of the Proposed Project is initially based on approved proposed uses in the 1983 Campus Park Specific Plan. That plan was developed to take advantage of its location at the intersection of two major County thoroughfares, having been developed specifically for the site's geographic location along the I-15 corridor and consistency with the County's long-range plans for I-15/SR 76 node development.

The Project Applicant purchased 324 acres of the approved 1983 Specific Plan area (as well as an additional 176-acre parcel to the north) with the intention of developing a primarily mixed-use residential project consistent with the objectives of the Specific Plan. As a mixed use proposal, it would be sited in an area already slated for development, and would offer amenities to the surrounding existing residential uses (commercial and recreational opportunities, in particular) to a greater extent than the approved 1983 Specific Plan. Palomar College purchased approximately 84 acres, which left approximately 416 acres for development within the Project site.

No other similar, approximately 416-acre, property is available for development in the vicinity; the area immediately to the west is currently proposed for development (Campus Park West and Palomar College), as is the property immediately to the east (Meadowood). The area south of the San Luis Rey River has already been developed with single-family residences, and the area to the north includes property within the Fallbrook Land Conservancy.

If another parcel in the vicinity of the Project site were to become available, development upon it would be likely to result in impacts similar to those identified for the Proposed Project, such as potential effects on aesthetics, air quality, transportation/traffic, and biological resources. Greater impacts related to land use inconsistency and community character aspects would be anticipated as a result of proposing denser mixed uses into an area not already planned for such development within a Fallbrook community. Development of other sites also potentially could result in impacts to known cultural resources, which do not occur on the Project site.

Because: (1) the property was purchased with the intention of developing the site with a density similar to that allowed under the existing approved Campus Park Specific Plan (as well as the ongoing General Plan Update), (2) there are no similar parcels of land in the vicinity suitable for this type and scale of development, and (3) there is a likelihood that another site would likely not substantially reduce significant environmental effects, the need to evaluate an off-site alternative was rejected.

5.2 Analysis of the No Project/No Development Alternative

In accordance with Section 15126.6(e) of the CEQA Guidelines, the No Project Alternative should include a discussion of: (1) the existing conditions at the time the NOP is published; and (2) the circumstance under which the project does not proceed, taking into account what would reasonably be expected to occur in the foreseeable future by others (e.g., in accordance with the previously approved

Specific Plan). This subchapter evaluates Scenario 1, which is the No Project or No Development Alternative. Scenario 2 is addressed under Subchapter 5.3, No Project/Existing Plan Alternative.

5.2.1 No Project/No Development Alternative Description and Setting

Under the No Project/No Development Alternative, the Project site would remain in its current condition of native and non-native habitats, together with pastureland and disturbed/developed areas. The approximately 409 acres of native and naturalized habitat (including pasture) throughout the site would remain, as would the existing dirt roads and one single-family residence. The non-commercial grazing of 40 to 60 head of cattle would continue.

The proposed mixed-use Project with single-family and multi-family residential, office professional uses and a Town Center, including supporting infrastructure (i.e., roadways and utilities connections), would not be constructed, nor would the multi-use community and hiking trails be created. The sports park, neighborhood parks, and HOA recreation facilities would not be provided. There would be no off-site improvements.

5.2.2 Comparison of the Effects of the No Project/No Development Alternative to the Proposed Project

The anticipated environmental effects resulting from the No Project/No Development Alternative are described below. A comparison of the impacts resulting from the No Project/No Development Alternative and the Proposed Project is shown in Table 5-1.

Aesthetics

Under the No Project/No Development Alternative, the Project site would continue to appear as a primarily undeveloped, agricultural area. Potentially significant aesthetic impacts related to construction period and cumulative effects would be avoided under this alternative.

Transportation/Traffic

Very minimal traffic is now generated from the existing uses on site; i.e., trips to and from one single-family residence and infrequent activities associated with cattle grazing. Consequently, no significant transportation/traffic impacts would occur as a result of No Project/No Development Alternative implementation. Upgrades related to implementation of (or contribution to) General Plan Circulation Element goals, however, would not occur.

Air Quality

The only activities associated with the No Project/No Development Alternative that potentially would affect air quality are vehicle-generated emissions from trips to and from the single-family residence and occasional grazing activities support. These emissions are both minimal and existing; no activities occur on site that would result in significant impacts to air quality. (While the site currently supports cattle, existing uses do not include a feedlot, with resultant high levels of manure generation and related methane gas issues.)

Noise

Current activities on the site (i.e., automobile travel to the one on-site residence and limited activities associated with cattle grazing) create no discernable noise to off-site sensitive noise receptors. No significant noise effects would occur at a result of the No Project/No Development Alternative.

Geology/Paleontology

Implementation of the Proposed Project would result in the need for application of standard remediation/building techniques in response to on-site landslide hazard, liquefaction and settlement/collapse. No grading or construction activities would occur on the project site with the No Project/No Development Alternative. Consequently, there would be no significant geological impact.

There are no known paleontological resources on site. There would be no earth-moving activities associated with the No Project/No Development Alternative that would result in the possible unearthing of previously unknown resources. Therefore, no significant paleontology impacts would occur as a result of this alternative. This is potentially less impactive than the Proposed Project, for which the possibility of future impacts to unknown paleontological resources was identified.

Biological Resources

The No Project/No Development Alternative would avoid additional direct impacts to habitat (i.e., southern riparian forest, southern willow scrub, freshwater marsh, oak woodland, Diegan coastal sage scrub [including disturbed], pasture, and non-native grassland). Existing levels of encroachment (including cattle activity within the riparian area) would be expected to continue.

Cultural Resources

There are no known on-site historic or prehistoric resources. Since no grading activities (which might uncover unknown resources) would occur on the Project site with the No Project/No Development Alternative, no significant impacts to cultural resources would occur. This is potentially less impactive than the Proposed Project, for which the possibility of future impacts to unknown cultural resources was identified.

5.2.3 Conclusion

The No Project/No Development Alternative would avoid visual, traffic, short-term air quality, biological resources, and noise impacts (as well as unanticipated but possible paleontological and cultural resources impacts) associated with the Project.

The No Project/No Development Alternative would fail to meet Proposed Project objectives detailed in Subchapter 5.1 above, including: (1) development of a livable mixed-use community; (3) development of a variety of single- and multi-family housing types, (4) provision of convenient, community-serving commercial uses; (5) improvement of currently deficient area circulation and utilities; and (6) providing a variety of recreational uses.

5.3 Analysis of the No Project/Existing Plan Alternative

5.3.1 No Project/Existing Plan Alternative Description and Setting

This alternative addresses the land uses and densities currently permitted under the County General Plan (northern approximately 175 acres of the site) and the approved Campus Park Specific Plan (southern approximately 241 acres of the site). As described in Section 4.1.5, Land Use and Planning, of Subchapter 4.1 in this EIR, the existing General Plan designation for the northern area is EDA, which would allow low-density residential and agricultural uses with lot sizes of 2 to 20 acres, depending on the slope gradient. This would allow a maximum of 90 dwelling units. In consideration of the steep slopes near the western, northern, and eastern sides of the property and the consequential increase in lot sizes, however, this alternative would yield 63 dwelling units.

Within the southern area of the Project site, the existing Campus Park Specific Plan would allow development of 2.5 million s.f. of industrial research park in buildings up to 50 feet tall, parking for 5,500 cars, a pond, community trails, and a variety of recreational amenities for use by employees (Figures 4.1.5-3 and 5-1, Existing Specific Plan Land Use and Existing General Plan Alternative, respectively). Due to the sale of a portion of the specific planning area to the Palomar College District, however, the parcel considered under the current Campus Park plan is smaller. This alternative would include 1.975 million s.f. of light industrial and professional office uses. Some riparian habitat in the extreme southern portion of the site would be preserved; however, portions of the southern riparian forest would be impacted by the development of office professional uses. Primary internal access would be along Horse Ranch Creek Road, as shown on Figure 5-1. Overall ADT generated by this alternative would total 23,858.

Some residential uses are proposed for the Campus Park property under the adopted plan; this alternative would not involve the construction of multi-family residential, commercial, and park uses associated with the Proposed Project. Given the approximately 20 percent increase in ADT over the Proposed Project, off-site road improvements assumed as part of the Project (and perhaps even additional improvements) also would be required for this alternative.

5.3.2 Comparison of the Effects of the No Project/Existing Plan Alternative to the Proposed Project

The anticipated environmental effects resulting from the No Project/Existing Plan Alternative are described below. A comparison of the impacts resulting from the No Project/Existing Plan Alternative and the Proposed Project is shown in Table 5-1.

Aesthetics

Implementation of the No Project/Existing Plan Alternative would introduce large structural masses and expanses of pavement associated with circulation roads and parking lots of the research complex onto an existing undeveloped viewscape of open, grassy fields. Substantially more building mass from approximately two million s.f. of office buildings and light industrial uses would result in greater impacts in the central area. In the northern area, estate homes on two-acre or larger lots would be developed, replacing some of the native vegetation with roads, driveways, and structures. Professional office uses adjacent to SR 76 would be expected to visually 'read' similarly to the Proposed Project multi-family uses as the structures would be multi-story with footprints larger than single-family dwellings, although parking would be differently arranged. Similar to the Proposed Project, implementation of this alternative would be anticipated to result in significant and unmitigable visual effects related to the short-term

construction period, as well as long-term cumulative impacts related to change in the viewscape from a designated scenic highway and a change in the visual character of the area.

Transportation/Traffic

Development of the No Project/Existing Plan Alternative would result in land uses that would generate traffic associated with the research and development complex, as well as some associated uses. The traffic analysis completed for the Campus Park Draft EIR (Urban Systems Associates, Inc. 1982) stated that traffic volumes at the Hewlett-Packard facility at buildout were estimated to be 14,625 (additional traffic generation was assumed for non-light-industrial portions of the Specific Plan; the 14,625 ADT reflects the Hewlett-Packard facility only). On- and off-site mitigation was identified that was anticipated to reduce the impacts to less than significant levels. Using current standards, and adding these numbers to the trips associated with the northern area assumed for residential under the existing General Plan parcels, projected traffic generation would result in 23,858 ADT; or 3,917 more trips per day than the Proposed Project.

An additional difference between the 1983 and current proposed plans would be the timing of this traffic loading. Peak hour impacts could be expected to be worse under the 1983 plan, as a large number of employees would be trying to access or leave the buildings at times consistent with specific shifts. This would not be true of the Proposed Project, which includes a more diverse grouping of residential, office, and commercial uses, each of which might require/allow varying periods of business operations and employee numbers. The Proposed Project's mixed uses also would promote a greater percentage of internal trips (an internal capture rate of 30 percent is assumed), whereas the No Project/Existing Plan Alternative would result in a minimal internal capture rate, perhaps 2 percent, or only 477 trips. This would result in 23,381 ADT on off-site area roads. Even if the full capture rate for the Proposed Project is assumed, approximately 7,155 of the 23,858 Alternative-generated ADT would remain on site. This would result in off-site effects of the Proposed Project being less on a daily basis (13,959 ADT under the Proposed Project versus 16,703 ADT under this alternative). During the PM peak hour, the Proposed Project would only generate about 41 percent of the off-site traffic as compared to the previously proposed Hewlett-Packard facility and residential units.

Overall, based on a greater peak hour traffic generation, this alternative would have greater traffic impacts than the Proposed Project, and would be less preferred for this issue. Using current standards, it is anticipated that mitigation measures similar to those for the Proposed Project would alleviate several transportation impacts, but (also similar to the Proposed Project), it is assumed that a number of mitigation measures would be tied to fair-share or contributory mitigation programs. A conservative approach would assess alternative impacts as significant and unmitigated pending mitigation implementation.

Air Quality

The No Project/Existing Plan Alternative would conform to the RAQS and SIP. No sensitive receptors would be exposed to substantial pollutant concentrations. Construction-related and long-term odor impacts would not be significant.

This alternative would result in emissions of air pollutants for both the construction phase and operational phase of the project. Construction would result in emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the project site. These construction emissions would be above the significance criteria for the maximum construction scenario and would therefore pose a significant, but temporary, impact on the ambient air quality during construction.

CO and VOC operational emissions (in pounds per day) in 2015 under this alternative would be approximately 15 and 13 percent greater, respectively, than those of the Proposed Project, and thus, would still exceed the respective thresholds for CO and VOC of 550 and 75 pounds per day. CO emissions would be 1,632 pounds per day and VOC emissions would be 154 pounds per day. In 2040, this alternative, like the Proposed Project, would exceed the County's significance criterion for CO. This alternative would result in 635 pounds per day of CO (12 percent greater than the Proposed Project) in 2040. Operational CO and VOC emissions would exceed the County's significance criteria in 2015, as well as CO in 2040, and would therefore result in significant impacts on the ambient air quality. Because the Project's operational emissions would be mainly associated with vehicular traffic from Project-related vehicle trips, there would be no feasible mitigation measures to reduce emissions below a level of significance.

Alternative-related traffic would not result in CO 'hot spots.' Furthermore, emissions associated with traffic would decrease with time as older vehicles are phased out and more stringent emission standards are applied to new vehicles. Emissions ultimately would be below the County's significance thresholds, and the Project would not cause or contribute to a long-term exceedance of an air quality standard.

Overall, impacts associated with this alternative would be greater than those associated with the Proposed Project.

Noise

Development of the No Project/Existing Plan Alternative would be expected to result in an increase in noise impacts over the Proposed Project because the alternative land uses would result in the generation of approximately 20 percent more vehicular traffic. Sound barriers similar to those required for the Proposed Project would be expected to lower noise impacts to less than significant levels at residences. This alternative also may increase off-site noise impacts due to the increase in the generation of vehicular traffic; additional analysis would be required to determine off-site impacts.

Overall, impacts associated with this alternative would be greater than those associated with the Proposed Project.

Geology/Paleontology

All grading and/or construction activities for the No Project/Existing Plan Alternative would be anticipated to occur on the Project site in accordance with each of the standards and regulations identified in Subchapter 3.2 above. Similar to the Proposed Project, implementation of this alternative would result in the need for application of standard remediation/building mitigative techniques in response to on-site landslide hazard, liquefaction and settlement/collapse. As stated for the Proposed Project, there are no known paleontological resources on site. Earth-moving activities associated with the No Project/Existing Plan Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that no unmitigated significant paleontology impacts would occur as a result of alternative implementation. Overall, impacts associated with these issues would be similar to those identified for the Proposed Project.

Biological Resources

The No Project/Existing Plan Alternative would be generally similar to the Proposed Project with regard to biological resources impacts. This alternative would significantly impact southern riparian forest, southern willow scrub, freshwater marsh, coast live oak woodland, Diegan coastal sage scrub (including

disturbed), non-native grassland, and pasture. Impacts to the coastal California gnatcatcher, least Bell's vireo, yellow warbler, and yellow-breasted chat, would be significant. Similar to the Proposed Project, approximately 248 individuals of Parry's tetracoccus, a sensitive plant, would be impacted; however, impacts are not expected to be significant. This alternative would result in a significant loss of foraging and roosting habitat for raptors. A mitigation monitoring program would ensure that all significant biological resources impacts would be mitigated to below a level of significance. Overall, impacts associated with this topic would be similar to those identified for the Proposed Project.

Cultural Resources

There are no known cultural resources on site. Similar to effects identified for the Proposed Project, earth-moving activities associated with the No Project/Existing Plan Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that no significant impacts to prehistoric or historic resources would occur as a result of alternative implementation. Impacts associated with this topic would be similar to those identified for the Proposed Project.

5.3.3 Conclusion

The No Project/Existing Plan Alternative potentially could incrementally reduce adverse noise impacts due to siting residential and other site uses in more separated locales than would occur under the Proposed Project where such uses are intermixed. Off-site traffic and noise effects related to an increased number of peak hour trips, as well as the associated air quality effects would be expected to be somewhat worse than the Proposed Project. Aesthetics, geology/paleontology and cultural resources impacts would be similar to those identified for the Proposed Project. Biological resources impacts also generally would be the same with open space also similar to that set aside under the Proposed Project.

It also should be noted that the 1983 Specific Plan proposed a company-specific (Hewlett-Packard) research and technology campus (Figure 4.1.5-3). Such a use may not be feasible as Hewlett-Packard is no longer interested in developing such a facility at this site, and an alternate large company would have to be found to own/occupy the development.

Finally, the No Project/Existing Plan Alternative would fail to meet a number of Proposed Project objectives detailed in Subchapter 5.1 above, including: (3) provision of a variety of lot sizes and housing types (the 1983 Plan proposes much more consistent and isolated housing types); (4) provision of convenient, community-serving commercial uses; and (6) provision of a variety of recreational uses that would be available to existing off-site users (only pathways would be accessible under the 1983 plan).

5.4 Analysis of the Single-family Alternative

5.4.1 Single-family Alternative Description and Setting

This alternative would have the same development footprint as the Proposed Project. It also would be similar to the Proposed Project in that it would have the same uses except it would not include multi-family residential units (see Figure 5-2, Single-family Alternative). Single-family lots would replace the multi-family lots of the Proposed Project. This alternative would include 751 single-family homes (325 residential units fewer than under the Proposed Project) on lots ranging from 40 by 100 feet to 50 by 100 feet, and similar to the Proposed Project would include 61,200 s.f. of Town Center, 157,000 s.f. of professional office use. This alternative would have 214.4 acres of park and open space. Traffic generated by this alternative would total 17,973 ADT (LOS Engineering, Inc. 2009).

5.4.2 Comparison of the Effects of the Single-family Alternative to the Proposed Project

The anticipated environmental effects resulting from the Single-family Alternative are described below. A comparison of the impacts resulting from the Single-family Alternative and the Proposed Project is shown in Table 5-1.

Aesthetics

Implementation of the Single-family Alternative would introduce development and expanses of pavement associated with circulation roads and parking lots of the Town Center and office uses onto an existing undeveloped viewscape of open, grassy fields. In the northern area, estate homes would be developed, replacing some of the native vegetation with roads, driveways, and structures. This alternative would result in fewer residential structures than the Proposed Project. Lot sizes associated with these structures would be similar to the Proposed Project. The removal of multi-family areas would increase visual continuity of the development. Implementation of the Single-family Alternative would result in significant and unmitigable visual effects related to the short-term construction period, as well as long-term cumulative impacts related to change in the viewscape from a designated scenic highway and a change in the visual character of the area. Therefore, impacts to aesthetics would be similar to the Proposed Project.

Transportation/Traffic

Development of the Single-family Alternative would generate approximately 1,968 fewer ADT than would the Proposed Project. This may result in fewer (although not substantially so) impacts associated with alternative-related vehicular activity on off-site roadways than would the Proposed Project. This is because impacts are not always proportional to the volume of traffic, and the lower volume associated with this alternative would most likely not reduce impacts identified under CEQA, as some of the roadways are at or near capacity. In other words, the exact number of vehicles would be lower, but the LOS would remain unacceptable due to the number of vehicles on the roadway regardless of traffic loading specific to Campus Park. Accordingly, this alternative may be similar to the Proposed Project for this issue. The reader is referred to Table 5-1 at the end of this chapter.

Air Quality

The Single-family Alternative would conform to the RAQS and SIP. No sensitive receptors would be exposed to substantial pollutant concentrations. Long-term odor impacts would not be significant.

This alternative would result in slightly lower emissions of air pollutants for both the construction phase and operational phase of the project. Construction would result in emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the project site. These construction emissions would be above the significance criteria for the maximum construction scenario and would therefore pose a significant, but temporary, impact on the ambient air quality during construction.

CO and VOC operational emissions (in pounds per day) in 2015 under this alternative would be approximately nine and eight percent less, respectively, than those of the Proposed Project. They would still exceed the respective thresholds for CO and VOC of 550 and 75 pounds per day, however, as CO emissions would be 1,264 pounds per day and VOC emissions would be 124 pounds per day. In 2040, this alternative would not exceed the County's significance criteria for any pollutants, whereas the Proposed Project would exceed the criterion for CO. Operational CO and VOC emissions would still exceed the County's significance criteria in 2015 and would therefore result in a significant impact on the

ambient air quality in the near term. Because the project's operational emissions would be mainly associated with vehicular traffic from Project-related vehicle trips, there would be no feasible mitigation measures to reduce emissions below a level of significance. Project-related traffic would not result in CO 'hot spots.' Furthermore, emissions associated with traffic would decrease with time as older vehicles are phased out and more stringent emission standards are applied to new vehicles. Emissions ultimately would be below the County's significance thresholds, and the Project would not cause or contribute to a long-term exceedance of an air quality standard.

Overall, air quality effects associated with this alternative would be less than those associated with the Proposed Project.

Noise

Development of the Single-family Alternative would result in a decrease in noise impacts, when compared to the Proposed Project, because the alternative land uses would result in the generation of approximately 10 percent less vehicular traffic than the Proposed Project. Similar to the Proposed Project, sound barriers similar to or fewer/lower than those required for the Proposed Project would be expected to reduce noise impacts to less than significant levels.

Geology/Paleontology

Grading under the Single-family Alternative would occur in the same areas as the Proposed Project, and implementation of this alternative would result in significant impacts to geology. All grading and/or construction activities for the Single-family Alternative would be anticipated to occur on the Project site in accordance with each of the standards and regulations identified in Subchapter 3.2 above. Similar to the Proposed Project, implementation of this alternative would result in the need for application of standard remediation/building mitigative techniques in response to on-site landslide hazard, liquefaction and settlement/collapse.

Similar to the Proposed Project, there are no known paleontological resources on site. Earth-moving activities associated with the Single-family Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that significant paleontology impacts occurring as a result of alternative implementation would be mitigated to less than significant levels.

Overall, impacts associated with these issues would be similar to those identified for the Proposed Project.

Biological Resources

Because grading would occur in the same areas as the Proposed Project, implementation of the Single-family Alternative also would result in significant impacts to sensitive habitats and species. This alternative would significantly impact southern riparian forest, southern willow scrub, freshwater marsh, oak woodland, Diegan coastal sage scrub (including disturbed), non-native grassland, and pasture. Also similar to the Proposed Project, approximately 248 individuals of a sensitive plant species, Parry's tetracoccus, would be impacted, although impacts are not expected to be significant. Impacts to the coastal California gnatcatcher, least Bell's vireo, yellow warbler, and yellow-breasted chat, however, would be significant. Finally, this alternative would result in loss of foraging and roosting habitat for raptors, which is identified as a significant impact. A mitigation monitoring program would ensure that significant biological resources impacts would be mitigated to a level below significance. Overall,

biological impacts associated with this alternative would be similar to those identified for the Proposed Project.

Cultural Resources

There are no known cultural resources on site. Similar to effects identified for the Proposed Project, earth-moving activities associated with the Single-family Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that potential significant impacts to prehistoric or historic resources occurring as a result of alternative implementation would be mitigated to less than significant levels. Impacts associated with this topic would be similar to those identified for the Proposed Project.

5.4.3 Conclusion

The Single-family Alternative would result in reduced effects associated with alternative-related to traffic, air quality, noise and aesthetics due to fewer homes with fewer related trips. The incremental diminution in adverse effects would not lower the CEQA impact to a less than significant level—impacts would remain significant and unmitigable with regard to aesthetics (temporary and cumulative effects), transportation/traffic (project direct effects) and air quality (temporary effects). Similarly, the fewer residential units would not lower impacts identified as significant but mitigable (an impact level equal to that of the Proposed Project) for the issue of noise. Environmental impacts would be similar for the issues of geology/paleontology, biology and cultural resources.

The Single-family Alternative would meet the majority of the Project objectives; however, this alternative would fail to meet Proposed Project objective 3; development of a variety of single- and multi-family housing types.

5.5 Analysis of the Biological Reduced Footprint Alternative

5.5.1 Biological Reduced Footprint Alternative Description and Setting

This alternative would preserve a greater amount of biological resources by decreasing the development footprint, as shown in Figure 5-3a, Biological Reduced Footprint Alternative and Figure 5-3b, Biological Resources Impacts of the Reduced Footprint Alternative, which depicts biological resources affected by this alternative. These figures show that development would be greatly reduced in the northern portion of the site, and that no development would occur in the southern portion of the site except infrastructure such as the detention basin and sewer pump station. This alternative would include 390 single-family units on lot sizes ranging from 40 by 100 feet to 50 by 100 feet, 255 multi-family units, 61,200 s.f. of Town Center, and 157,000 s.f. of office professional use. Approximately 64 percent of the site (267 acres) would be open space or parks as opposed to 52 percent (214 acres) for the Proposed Project. This alternative would generate 16,384 ADT.

5.5.2 Comparison of the Effects of the Biological Reduced Footprint Alternative to the Proposed Project

The anticipated environmental effects resulting from the Biological Reduced Footprint Alternative are described below. A comparison of the impacts resulting from the Biological Reduced Footprint Alternative and the Proposed Project is shown in Table 5-1.

Aesthetics

Implementation of the Biological Reduced Footprint Alternative would introduce development and expanses of pavement associated with circulation roads and parking lots of the Town Center and office uses onto an existing undeveloped viewscape of open, grassy fields. In the northern area, estate homes would replace some of the native vegetation with roads, driveways, and structures, however, this alternative would result in a substantially smaller development footprint and more open space in the northern area. This alternative would result in fewer residential structures overall than the Proposed Project, and the removal of multi-family from the west side of Horse Ranch Creek Road south of the Town Center. This alternative would not place multi-family development north of SR 76; therefore views from this scenic roadway would continue to be of undeveloped land. Although the Proposed Project was assessed as having less than significant adverse Project-direct visual impacts over the long term, this alternative would additionally lower adverse effects. Despite this, alternative implementation still would be anticipated to result in significant and unmitigable visual effects related to the short-term construction period, as well as long-term cumulative impacts related to a change in the visual character of the area in concert with abutting planned development.

Transportation/Traffic

Development of the Biological Reduced Footprint Alternative would result in land uses that would generate 16,384 ADT. This would be approximately 3,557 fewer ADT than would be generated by the Proposed Project. This may result in fewer or somewhat lower (although not substantially so) impacts associated with alternative-related vehicular activity on off-site roadways than would the Proposed Project. Because impacts are not always proportional to the volume of traffic, however, a slightly lower volume would most likely not reduce impacts, as some of the roadways are at or near capacity. As noted above, the exact number of vehicles would be lower, but the level of service would remain unacceptable due to the number of vehicles on the roadway regardless of traffic loading specific to Campus Park. Accordingly, this alternative may be similar to the Proposed Project for this issue, with both alternatives being assigned significant and unmitigable impacts for this issue.

Air Quality

The Biological Reduced Footprint Alternative would conform to the RAQS and SIP. No sensitive receptors would be exposed to substantial pollutant concentrations. Construction-related and long-term odor impacts would not be significant.

This alternative would result in slightly less emissions of air pollutants for both the construction phase and operational phase of the project. Construction would result in emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the project site. These construction emissions would be above the significance criteria for the maximum construction scenario and would therefore pose a significant, but temporary, impact on the ambient air quality during construction.

CO and VOC operational emissions (in pounds per day) in 2015 under this alternative would be approximately 18 and 19 percent less, respectively, than those of the Proposed Project. They would still exceed the respective thresholds for CO and VOC of 550 and 75 pounds per day, however, as CO emissions would be 1,142 pounds per day and VOC emissions would be 109 pounds per day. In 2040, this alternative would not exceed the County's significance criteria for any pollutants, whereas the Proposed Project would exceed the criterion for CO. Operational CO and VOC emissions would still exceed the County's significance criteria in 2015 and would therefore result in a significant impact on the ambient air quality in the near term. Because the project's operational emissions would be mainly

associated with vehicular traffic from Project-related vehicle trips, there would be no feasible mitigation measures to reduce emissions below a level of significance.

Project-related traffic would not result in CO 'hot spots.' Furthermore, emissions associated with traffic would decrease with time as older vehicles are phased out and more stringent emission standards are applied to new vehicles. Emissions ultimately would be below the County's significance thresholds, and the Project would not cause or contribute to a long-term exceedance of an air quality standard.

Overall, air quality effects associated with this alternative would be less than those associated with the Proposed Project.

Noise

Development of the Biological Reduced Footprint Alternative would result in a decrease in noise impacts when compared to the Proposed Project because alternative land uses would result in the generation of approximately 18 percent fewer ADT than the Proposed Project. Sound barriers similar to or fewer/lower than those required for the Proposed Project would be expected to lower noise impacts to less than significant levels.

Geology/Paleontology

All grading and/or construction activities for the Biological Reduced Footprint Alternative would be anticipated to occur on the Project site in accordance with each of the standards and regulations identified in Subchapter 3.2 above. Similar to the Proposed Project, implementation of this alternative would result in the need for application of standard remediation/building mitigative techniques in response to on-site landslide hazard, liquefaction and settlement/collapse.

As stated for the Proposed Project, there are no known paleontological resources on site. Earth-moving activities associated with the Biological Reduced Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that no unmitigated significant paleontology impacts would occur as a result of alternative implementation.

Overall, impacts associated with these issues would be similar to those identified for the Proposed Project.

Biological Resources

The Biological Reduced Footprint Alternative would have a smaller development footprint. No development would occur along SR 76, and encroachment into upland habitats in the northern portion of the Project area would be lessened. In addition, multi-family residential uses abutting riparian habitat west of Horse Ranch Creek Road, would be eliminated. The combination of these design modifications results in the alternative having fewer biological resources impacts than the Proposed Project.

The Biological Reduced Footprint Alternative would impact a total of 173.7 acres on site. Specifically, this alternative would significantly impact 1.1 acre of southern riparian forest, 1.6 acres of southern willow scrub, 0.2 acre of freshwater marsh, 0.1 acre of coast live oak woodland, 17.9 acres of Diegan coastal sage scrub (including disturbed), 21.4 acres of non-native grassland, and 127.6 acres of pasture. This alternative also would impact 0.1 acre of non-native vegetation, 0.03 acre of eucalyptus woodland, 1.5 acres of disturbed habitat, and 2.1 acres of developed land. The amount of southern willow scrub impact, therefore, would be the same under either the Proposed Project of this alternative. The alternative would, however, result in fewer impacts to most sensitive habitats, with the difference in impacted

acreage noted as follows: southern riparian forest (7.1 acres), freshwater marsh (6.3 acres), coast live oak woodland (1.2 acres), Diegan coastal sage scrub (24.4 acres), non-native grassland (19.8 acres) and pasture (6.2 acres). This alternative would not impact sensitive plant species. Implementation of the Biological Reduced Footprint Alternative would result in significant impacts to coastal California gnatcatcher. The alternative also would impact least Bell's vireo, yellow warbler, and yellow-breasted chat, but, similar to the Proposed Project, impacts to these species would be less than significant. Alternative implementation would significantly impact foraging and roosting habitat for raptors. A mitigation monitoring program would ensure that significant biological resources impacts would be mitigated below a level of significance.

Because the footprint would be smaller and some impacts would be lessened, this alternative would have fewer impacts than the Proposed Project for this issue.

Cultural Resources

There are no known cultural resources on site. Similar to effects identified for the Proposed Project, earth-moving activities associated with the Biological Reduced Footprint Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that potentially significant impacts to prehistoric or historic resources occurring as a result of alternative implementation would be mitigated to less than significant levels. Impacts associated with this topic would be similar to those identified for the Proposed Project.

5.5.3 Conclusion

The Biological Reduced Footprint Alternative would be preferred over the Proposed Project for the issues of biological resources, visual quality, traffic, air quality and noise. It would be equivalent to the Proposed Project for the issues of geology/paleontology and cultural resources. This alternative would meet Proposed Project objectives by providing a walkable and public transportation-friendly community; common areas to establish a Project theme; single- and multi-family homes; commercial uses in the Town Center; supporting public services, roadways, and utilities infrastructure; and recreational uses. The Biological Reduced Footprint Alternative would fail to meet Proposed Project objective 3; development of a variety of single- and multi-family housing types, however, to as great a level as the Proposed Project.

5.6 Analysis of the General Plan Update Draft Land Use Map Alternative

Although not strictly a CEQA alternative per se (i.e., an alternative that reduces one or more significant impacts associated with the Proposed Project), the General Plan Update Land Use Map Plan for the Project area provides a viable option for development in this area.

5.6.1 General Plan Update Draft Land Use Map Alternative Description and Setting

This alternative would result in development in accordance with the proposed General Plan Update draft land use map (Figure 5-4, General Plan Update Draft Land Use Map Alternative). This alternative would generally have the same development footprint as the Proposed Project, except it would have a small amount of open space immediately north of SR 76 and on the eastern edge of the central portion of the project site. Single-family dwelling units would be located only in the northern portion of the site, while multi-family dwelling units would be located in the central and southern portion of the site. This alternative would replace the southernmost multi-family area with highway commercial, which is not included in the Proposed Project. This alternative would result in 248 single-family dwelling units ranging from 45 x 100 feet to 50 x 100 feet, 1,059 multi-family dwelling units, 188,000 square feet of

Town Center and highway commercial (120,000 s.f. of Town Center and 68,000 s.f. of highway commercial), 40,000 s.f. of office professional, and 234.4 acres of open space and parks. The General Plan Update Draft Land Use Map Alternative would generate 34,748 ADT.

5.6.2 Comparison of the Effects of the General Plan Update Draft Land Use Map Alternative to the Proposed Project

The anticipated environmental effects resulting from the General Plan Update Draft Alternative are described below. A comparison of the impacts resulting from the General Plan Update Draft Alternative and the Proposed Project is shown in Table 5-1.

Aesthetics

Implementation of the General Plan Update Draft Land Use Map Alternative would introduce development and expanses of pavement associated with circulation roads and parking lots of the Town Center and office uses onto an existing undeveloped viewscape of open, grassy fields. In the northern area, homes would be developed, replacing some of the native vegetation with roads, driveways, landscaping and structures. This alternative would result in more multi-family and fewer single-family residential structures than the Proposed Project. Small additional open space areas south of the highway commercial and north of SR 76 would provide an incrementally more "open" visual experience for viewers from SR 76, but would be backed by highway commercial uses immediately to the north. Similar to the Proposed Project, implementation of this alternative would be anticipated to result in significant and unmitigable visual effects related to the short-term construction period, as well as long-term cumulative impacts related to change in the viewscape from a designated scenic highway and a change in the visual character of the area.

Transportation/Traffic

Development of the General Plan Update Draft Land Use Map Alternative would generate 34,748 ADT, or approximately 74 percent more traffic than the Proposed Project. Because the office professional square footage would be less than under the Proposed Project, this increase largely would be associated with residential and commercial uses. The highway commercial uses would generate approximately 15,000 ADT. The alternative is calculated to generate additional traffic over the Proposed Project, and the internal capture rate is anticipated to remain constant at 30 percent. The increase in traffic would result in additional impacts over the Proposed Project, although CEQA significance (significant and unmitigable) would remain the same. Pertinent to this alternative, LOS Engineering completed a focused review of areas at or near unacceptable levels of service. This spot analysis is included in Appendix C to this EIR. Based on this spot check of several intersections and road segments, it was determined that the study area for this alternative would be larger due to the additional peak hour trips and additional impacts would occur outside of the Project study area. The anticipated primary study area for this alternative is depicted on Figure 5-4a. In addition to all of the intersection and segment impacts identified under the Proposed Project, the alternative is projected to have significant direct impacts at four intersections, two local roadway segments, and five state route segments, as noted below.

- Intersection of Mission Road and I-15 NB Ramps (LOS E during the PM peak hour)
- Intersection of SR 76 and East Vista Way (LOS E during the AM peak hour)
- Intersection of SR 76 and North River Road (LOS E during the AM peak hour)
- Intersection of SR 76 and Olive Hill Road (LOS E during the AM and PM peak hours)
- Segment of Reche Road from Green Canyon Norte to Live Oak Park Road (LOS E)
- Segment of Reche Road from Live Oak Park Road to Gird Road(LOS E)
- Segment of SR 76 from E. Vista Way to North River Road (LOS F)

- Segment of SR 76 from North River Road to Olive Hill Road (LOS F)
- Segment of SR 76 from Olive Hill Road to Mission Road (LOS F)
- Segment of SR 76 from Gird Road to Sage Road (LOS E)
- Segment of SR 76 from Couser Canyon Road to Pala Mission Road (LOS F)

This would increase the direct impacts from 8 locales associated with the Proposed Project to a total of 19 potential direct impacts associated with this alternative. Cumulative and horizon year impacts would similarly increase.

Air Quality

The General Plan Update Draft Land Use Map Alternative would conform to the RAQS and SIP. No sensitive receptors would be exposed to substantial pollutant concentrations. Long-term odor impacts would not be significant.

This alternative would result in greater emissions of air pollutants for both the construction phase and operational phase of the project due to the increased ADT. Construction would result in emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the project site. These construction emissions would be above the significance criteria for the maximum construction scenario and therefore would pose a significant, but temporary, impact on the ambient air quality during construction.

CO and VOC operational emissions (in pounds per day) in 2015 under this alternative would be approximately 42 and 39 percent greater, respectively, than those of the Proposed Project, and thus, would still exceed the respective thresholds for CO and VOC of 550 and 75 pounds per day. CO emissions would be 2,383 pounds per day and VOC emissions would be 222 pounds per day. In 2040, this alternative, like the Proposed Project, would exceed the County's significance criterion for CO. This alternative would result in 930 pounds per day of CO (40 percent greater than the Proposed Project) in 2040. In addition, this alternative, unlike the Proposed Project, would result in 79 pounds per day of VOC in 2040 (34 percent greater than the Proposed Project). Operational CO and VOC emissions would exceed the County's significance criteria in 2015 and 2040 under this alternative and would therefore result in a significant impact on the ambient air quality. Because the project's operational emissions would be mainly associated with vehicular traffic from Project-related vehicle trips, there would be no feasible mitigation measures to reduce emissions below a level of significance.

Project-related traffic would not, however, be anticipated to result in CO 'hot spots.' Furthermore, emissions associated with traffic would decrease with time as older vehicles are phased out and more stringent emission standards are applied to new vehicles. Emissions ultimately would be below the County's significance thresholds, and the Project would not cause or contribute to a long-term exceedance of an air quality standard.

Overall, due to the increased construction and vehicular emissions, impacts associated with this alternative would be greater than those associated with the Proposed Project.

Noise

Development of the General Plan Update Draft Land Use Map Alternative would be expected to result in an increase in noise impacts, over those assessed to the Proposed Project because alternative land uses would result in the generation of approximately 74 percent more ADT. The anticipated increase in traffic could be significant, although sound barriers similar to or greater in height than those required for the Proposed Project would be expected to lower noise impacts to less than significant levels. This

alternative also would increase off-site noise impacts due to the increase in alternative-related ADT. No houses or other noise sensitive land uses are located adjacent to the intersections identified above under Transportation/Traffic, although commercial uses are located at the intersection of SR 76/Olive Hill Road. Residences were located along Reche Road from Green Canyon Norte to Gird Road, and SR 76 from Gird Road to Sage Road and Couser Canyon Road to Pala Mission Road. In addition, commercial uses were identified along SR 76 from North River Road to Mission Road. Additional analysis would be required to determine whether noise impacts at the identified intersections and road/SR 76 segments would be significant, and of greater impact than the Proposed Project.

Geology/Paleontology

All grading and/or construction activities for the General Plan Update Draft Land Use Map Alternative would be anticipated to occur on the Project site in accordance with each of the standards and regulations identified in Subchapter 3.2 above. Similar to the Proposed Project, implementation of this alternative would result in the need for application of standard remediation/building mitigative techniques in response to on-site landslide hazard, liquefaction and settlement/collapse.

As stated for the Proposed Project, there are no known paleontological resources on site. Earth-moving activities associated with the General Plan Update Draft Land Use Map Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that significant paleontology impacts occurring as a result of alternative implementation would be mitigated to less than significant levels. Therefore, impacts would be similar to the Proposed Project.

Biological Resources

The General Plan Update Draft Land Use Map Alternative would impact a total of 224.0 acres on site. Specifically, this alternative the would significantly impact 8.1 acres of southern riparian forest (0.1 acre less than the Proposed Project), 0.3 acre of southern willow scrub (1.3 acres less), 0.8 acre of freshwater marsh (5.7 acres less), 1.1 acres of coast live oak woodland (0.2 acre less), 38.8 acres of Diegan coastal sage scrub (including disturbed; or 3.5 acres less), 39.4 acres of non-native grassland (1.8 acres less), and 130.8 acres of pasture (3.0 acres less). This alternative also would impact 0.1 acre of non-native vegetation, 0.1 acre of eucalyptus woodland, 2.4 acres of disturbed habitat, and 2.1 acres of developed land. Approximately 248 individuals of a sensitive plant species, Parry's tetracoccus, also would be impacted, although impacts are not identified as significant. Impacts to the coastal California gnatcatcher, least Bell's vireo, yellow warbler, and yellow-breasted chat would be significant, as would the impact to raptors, based on loss of foraging and roosting habitat. In the event that additional impacts to sensitive biological habitats occur associated with off-site intersection improvements, additional habitat mitigation also would be required under this alternative. Specific to acreage impacts, fewer acres of sensitive habitat would be impacted. Similar to the Proposed Project, however, a mitigation monitoring program would ensure that significant biological resources impacts occurring as a result of alternative implementation would be mitigated to less than significant levels.

Cultural Resources

There are no known cultural resources on site. Similar to effects identified for the Proposed Project, earth-moving activities associated with the General Plan Update Draft Land Use Map Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that no significant impacts to prehistoric or historic resources would occur as a result of alternative implementation. This alternative would be similar to the Proposed Project for this issue.

5.6.3 Conclusion

This alternative would provide additional commercial services to area residents. It would result in roughly equivalent impacts to aesthetics, geology/ paleontology and cultural resources. Specific acreage impacts to sensitive biological habitats would decrease, although impacts would remain significant (and mitigable) for these habitats. This alternative would, however, result in potential substantial increases in off-site traffic congestion and associated adverse noise and air quality effects. In addition, the larger amount of traffic associated with this alternative would require a larger study area for analysis, with additional direct and cumulative impacts, some of which were noted above. As noted at the beginning of the alternative discussion (Subchapter 5.6), this alternative is not considered a standard CEQA alternative in terms of identification of lower or fewer significant impacts. It is, however, a viable planning alternative based on County goals for increased densification/intensity of development of the Project site and surrounding areas. It has therefore been included in this EIR for the information and consideration by the decision makers during hearings on Project approval. This alternative would meet all Proposed Project objectives by providing a walkable and public transportation-friendly community; common areas to establish a Project theme; single- and multi-family homes; commercial uses in the Town Center; supporting public services, roadways, and utilities infrastructure; and recreational uses.

5.7 Analysis of the General Plan Update Board Referral Map Alternative

Similar to the alternative addressed in Section 5.6, the alternative does not strictly serve as a CEQA alternative (i.e., an alternative that reduces one or more significant impacts associated with the Proposed Project). Despite this, the General Plan Update Board Referral Map Plan for the Project area provides a viable option for development in the area.

5.7.1 General Plan Update Board Referral Map Alternative Description and Setting

This alternative would result in development in accordance with a draft General Plan update land use map proposed by the Board of Supervisors (Figure 5-5, General Plan Update Board Referral Map Alternative). This alternative would generally have the same development footprint as the Proposed Project, except it would have a small amount of open space immediately north of SR 76 and on the eastern edge of the central portion of the project site. There would be only two multi-family areas with this alternative, one in the central portion and one in the southern portion of the site. This alternative would replace the southernmost multi-family area with highway commercial, which is not included in the Proposed Project. This alternative would result in 404 single-family dwelling units ranging from 45 x 100 feet to 80 x 100 feet, 258 multi-family dwelling units, 188,000 s.f. of commercial (120,000 s.f. of Town Center and 68,000 s.f. highway commercial), 40,000 s.f. of office professional, and 234.9 acres of open space and parks. The General Plan Update Board Referral Map Alternative would generate 29,902 ADT.

5.7.2 Comparison of the Effects of the General Plan Update Board Referral Map Alternative to the Proposed Project

The anticipated environmental effects resulting from the General Plan Update Board Referral Map Alternative are described below. A comparison of the impacts resulting from the General Plan Update Board Referral Map Alternative and the Proposed Project is shown in Table 5-1.

Aesthetics

Implementation of the General Plan Update Board Referral Map Alternative would introduce development and expanses of pavement associated with circulation roads and parking lots of the Town Center, commercial and office professional uses onto an existing undeveloped viewscape of open, grassy

fields. In the northern area, estate homes would be developed below the hillsides, replacing some of the native vegetation with roads, driveways, and residentially related structures. This alternative would result in fewer residences than the Proposed Project. A small additional open space area south of the highway commercial and north of SR 76 would provide an incrementally more "open" visual experience for viewers from SR 76, but would be backed by highway commercial uses immediately to the north.

Similar to the Proposed Project, implementation of this alternative would be anticipated to result in significant and unmitigable visual effects related to the short-term construction period, as well as long-term cumulative impacts related to change in the viewscape from a designated scenic highway and a change in the visual character of the area.

Transportation/Traffic

Development of the General Plan Update Board Referral Map Alternative would result in land uses generating 29,902 ADT, or 9,961 ADT (50 percent) more than the Proposed Project. The alternative is calculated to generate additional traffic over the Proposed Project, although the internal capture rate would be expected to remain 30 percent. Based on the focused review discussed above for the General Plan Update Draft Land Use Plan Alternative discussed in Subchapter 5.6, the increase in traffic would result in additional impacts over the Proposed Project for this alternative as well. These increased impacts would fall between those identified for the Proposed Project (at 8 locations) and the direct impacts projected for the General Plan Update Draft Land Use Map Alternative (at 19 locations). The study area also would be anticipated to be larger due to the additional peak hour trips, potentially resulting in additional impacts outside of the Proposed Project study area.

Air Quality

The General Plan Update Board Referral Map Alternative would conform to the RAQS and SIP. No sensitive receptors would be exposed to substantial pollutant concentrations. Long-term odor impacts would not be significant.

This alternative would result in emissions of air pollutants similar to the Proposed Project for the construction phase, but greater emissions of air pollutants for the operational phase of the project due to the higher ADT generated by the project. Construction would result in emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the project site. These construction emissions would be above the significance criteria for the maximum construction scenario and would therefore result in a significant, but temporary, impact on the ambient air quality during construction.

CO and VOC operational emissions (in pounds per day) in 2015 under this alternative would be approximately 33 and 30 percent greater, respectively, than those of the Proposed Project. These emissions would exceed the respective thresholds for CO and VOC of 550 and 75 pounds per day, as CO emissions would be 2,060 pounds per day and VOC emissions would be 192 pounds per day. In 2040, this alternative, similar to the Proposed Project, would exceed the County's significance criterion for CO. This alternative would result in 809 pounds per day of CO (31 percent greater than the Proposed Project) in 2040. Operational CO and VOC emissions would exceed the County's significance criteria in 2015, as well as CO in 2040, and would therefore result in significant impacts on the ambient air quality. Because the project's operational emissions would be mainly associated with vehicular traffic from Project-related vehicle trips, there would be no feasible mitigation measures to reduce emissions below a level of significance.

Project-related traffic would not be expected to result in CO 'hot spots.' Furthermore, emissions associated with traffic would decrease with time as older vehicles are phased out and more stringent emission standards are applied to new vehicles. Emissions ultimately would be below the County's significance thresholds, and the Project would not cause or contribute to a long-term exceedance of an air quality standard.

Overall, air quality effects related to this alternative would be greater than those associated with the Proposed Project.

Noise

Development of the General Plan Update Board Referral Alternative may result in an increase in noise impacts, as compared to the Proposed Project because the alternative land uses would result in the generation of approximately 50 percent more ADT. The anticipated increase in traffic could be significant, although sound barriers similar to or greater in height than those required for the Proposed Project would be expected to lower noise impacts to less than significant levels. This alternative also would be expected to increase off-site noise impacts related to the increase in ADT. These increased impacts would fall between those identified for the Proposed Project and the impacts projected for the General Plan Update Draft Land Use Map Alternative. Additional analysis would be required to determine if these impacts would be significant. Overall, noise impacts related to this alternative would be greater than those associated with the Proposed Project.

Geology/Paleontology

All grading and/or construction activities for the General Plan Update Board Referral Map Alternative would be anticipated to occur on the Project site in accordance with each of the standards and regulations identified in Subchapter 3.2 above. Similar to the Proposed Project, implementation of this alternative would result in the need for application of standard remediation/building mitigative techniques in response to on-site landslide hazard, liquefaction and settlement/collapse.

As stated for the Proposed Project, there are no known paleontological resources on site. Earth-moving activities associated with the General Plan Update Board Referral Map Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that no unmitigated significant paleontology impacts would occur as a result of alternative implementation. Impacts for these issues would be similar to those identified for the Proposed Project.

Biological Resources

The General Plan Update Board Referral Map Alternative would impact a total of 224.0 acres on site. Specifically, this alternative would significantly impact 8.1 acres of southern riparian forest (0.1 acre less than the Proposed Project), 0.3 acre of southern willow scrub (1.3 acre less), 0.8 acre of freshwater marsh (5.7 acre less), 1.1 acres of coast live oak woodland (0.2 acre less), 38.8 acres of Diegan coastal sage scrub (including disturbed; 3.5 acre less), 39.4 acres of non-native grassland (1.8 acre less), and 130.8 acres of pasture (3.0 acres less). This alternative also would impact 0.1 acre of non-native vegetation, 0.1 acre of eucalyptus woodland, 2.4 acres of disturbed habitat, and 2.1 acres of developed land. Approximately 248 individuals of a sensitive plant species, Parry's tetracoccus, also would be impacted, although impacts are not identified as significant. Impacts to the coastal California gnatcatcher, least Bell's vireo, yellow warbler, and yellow-breasted chat would be significant, as would the impact to raptors, based on loss of foraging and roosting habitat. In the event that additional impacts to sensitive biological habitats occur associated with off-site intersection improvements, additional habitat mitigation also would be required under this alternative. Specific to acreage impacts, fewer acres of sensitive habitat

would be impacted. Similar to the Proposed Project, however, a mitigation monitoring program would ensure that significant biological resources impacts occurring as a result of alternative implementation would be mitigated to less than significant levels.

Cultural Resources

There are no known cultural resources on site. Similar to effects identified for the Proposed Project, earth-moving activities associated with the General Plan Update Board Referral Map Alternative may result in the possible unearthing of previously unknown resources. A mitigation monitoring program would ensure that potentially significant impacts to prehistoric or historic resources occurring as a result of alternative implementation would be mitigated to less than significant levels. Impacts for this issue would be similar to those identified for the Proposed Project.

5.7.3 Conclusion

This alternative would provide additional commercial services to area residents. As noted at the beginning of this alternative discussion (Subchapter 5.7), this is not considered a standard CEQA alternative in terms of identification of lower or fewer significant impacts. It is, however, a viable planning alternative based on County goals for increased densification/intensity of development next to existing service nodes and primary transportation routes. It has therefore been included in this EIR for the information and consideration by the decision makers during hearings on Project approval. Environmental effects associated with this alternative would result in roughly equivalent impacts to aesthetics, geology/paleontology, and biological and cultural resources. It would, however, cause potential substantial increases in impacts to off-site traffic congestion (both in intensity and location) and associated adverse noise and air quality effects. This alternative would meet Proposed Project objectives by providing a walkable and public transportation-friendly community; common areas to establish a Project theme; single- and multi-family homes; commercial uses in the Town Center; supporting public services, roadways, and utilities infrastructure; and recreational uses.

5.8 Environmentally Superior Alternative

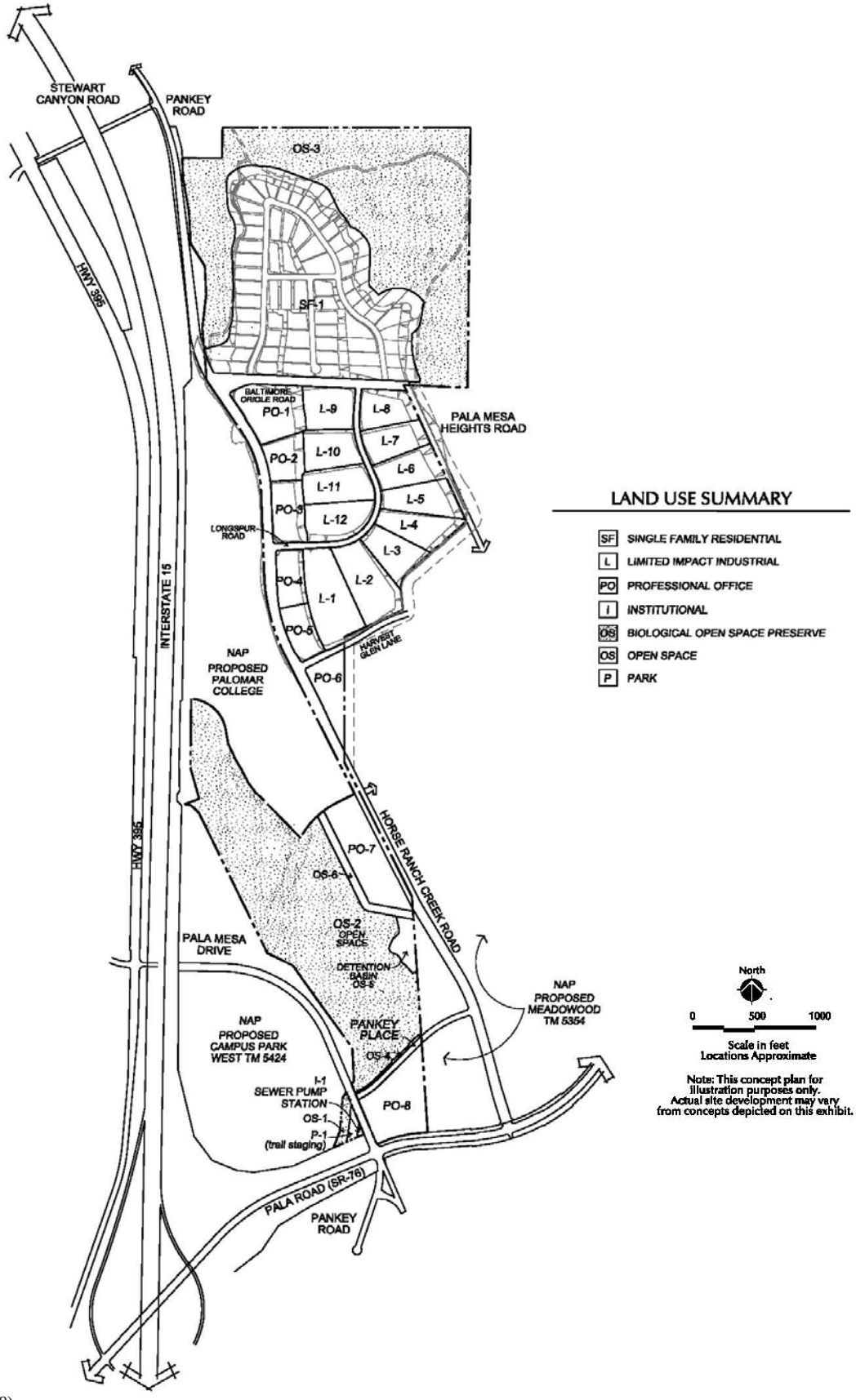
Although the No Project alternatives would result in minimal to substantially reduced environmental impacts, Section 15126.6(e)(2) of the State CEQA Guidelines requires identification of an alternative other than the No Project as the environmentally superior alternative.

The Environmentally Superior Alternative for the Campus Park Project is the Biological Reduced Footprint Alternative, which had reduced impacts for the issues of biology based on a smaller impact footprint (approximately 29 percent smaller), a decrease in alternative-related ADT of approximately 18 percent over the Proposed Project (with an associated decrease in noise and air quality impacts), as well as incrementally lower impacts to visual resources.
Despite these improvements in physical effect, significant and unmitigable impacts would still result for the issues of aesthetics, traffic and air quality, similar to the Proposed Project.

Table 5-1
COMPARISON OF PROJECT ALTERNATIVE IMPACTS TO PROPOSED PROJECT IMPACTS

Environmental Issue	Proposed Project	Alternative					
		No Project/No Development	No Project/ Existing Specific Plan	Single-family	Biological Reduced Footprint	GP Update Land Use Map	GP Update Board Referral Map
Aesthetics	SU Temporary and Cumulative	Less; NI	Similar; SU	Similar; SU	Less; SU	Similar; SU	Similar; SU
Transportation/Traffic	SU	Less; NI	Greater; SU*	Less; SU	Less; SU	Greater; SU	Greater; SU
Air Quality	SU Temporary	Less; NI	Greater; SU	Less; SU	Less; SU	Greater; SU	Greater; SU
Noise	SM	Less; NI	Greater; SM	Less; SM	Less; SM	Greater; SM	Greater; SM
Geology/Paleontology	SM	Less; NI	Similar; SM	Similar; SM	Similar; SM	Similar; SM	Similar; SM
Biological Resources	SM	Less; NI	Similar; SM	Similar; SM	Less; SM	Less; SM	Less; SM
Cultural Resources	SM	Less; NI	Similar; SM	Similar; SM	Similar; SM	Similar; SM	Similar; SM

NI = no impact
SM = significant but mitigable
SU = significant and unmitigable
* The 1983 Hewlett-Packard Specific Plan EIR assessed traffic impacts associated with that Plan as significant but mitigable. Using current standards, roadway conditions, and congestion rates on I-15 during peak hours, it is now anticipated that impacts could be comparable to the Proposed Project in terms of significance.



Source: DDS/GA (2008)

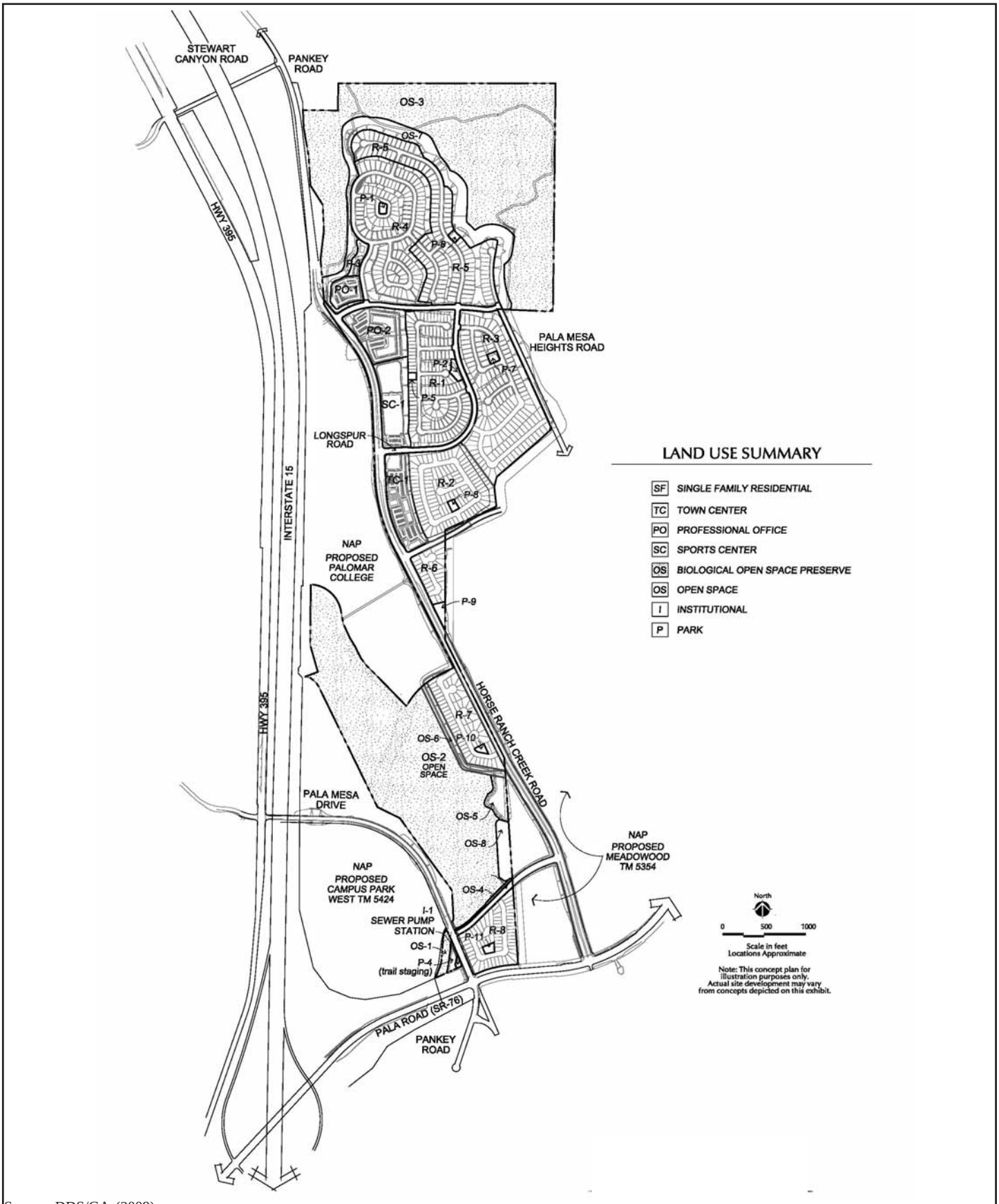
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig5-1_Existing_GP_Alternative.pmd -KF

No Project/Existing Plan Alternative

CAMPUS PARK PROJECT

HELIX

Figure 5-1



Source: DDS/GA (2009)

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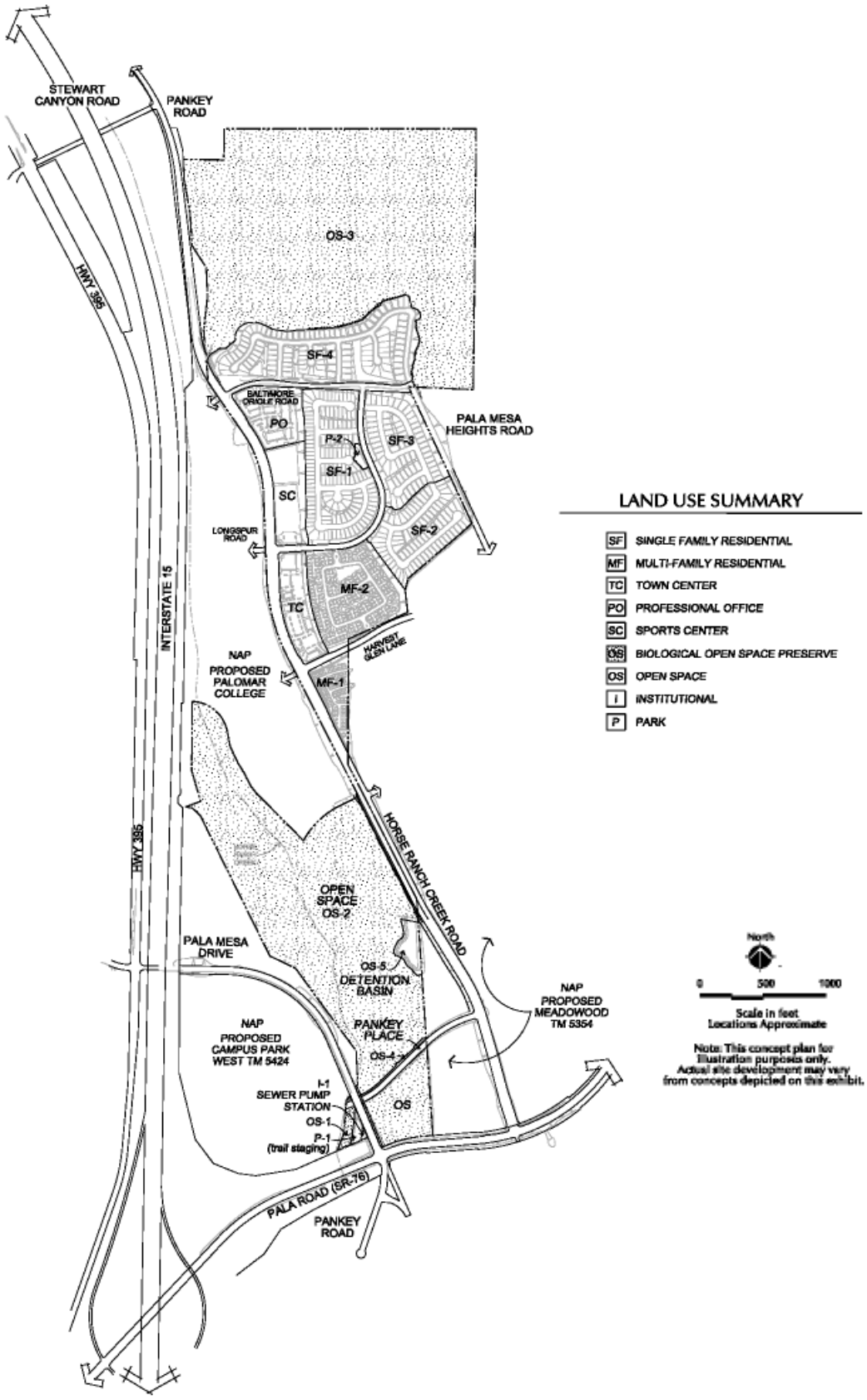
Single-family Alternative

CAMPUS PARK PROJECT

HELIX

Figure 5-2



Source: DDS/GA (2008)

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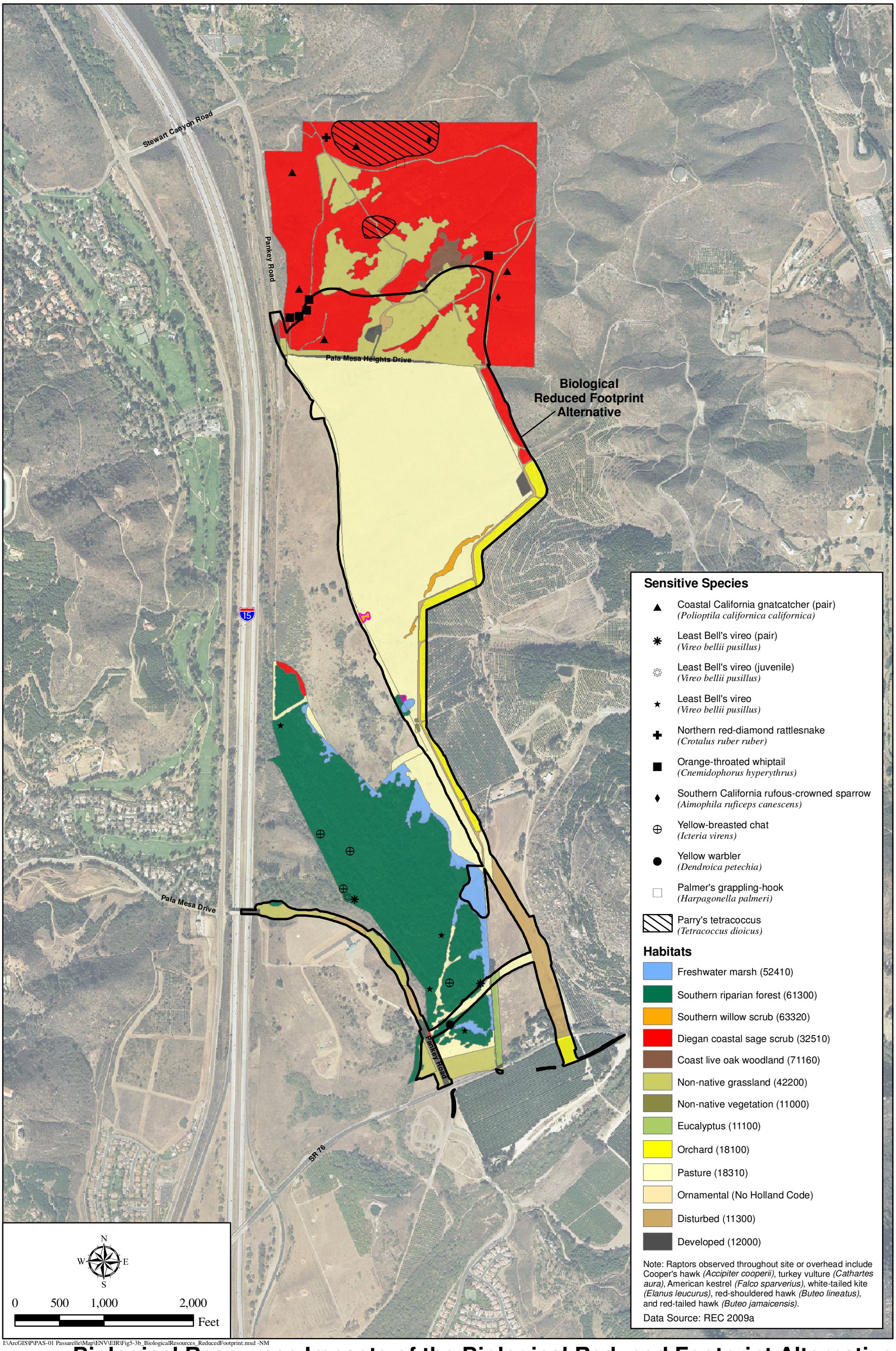
Biological Reduced Footprint Alternative

CAMPUS PARK PROJECT

HELIX

Figure 5-3a



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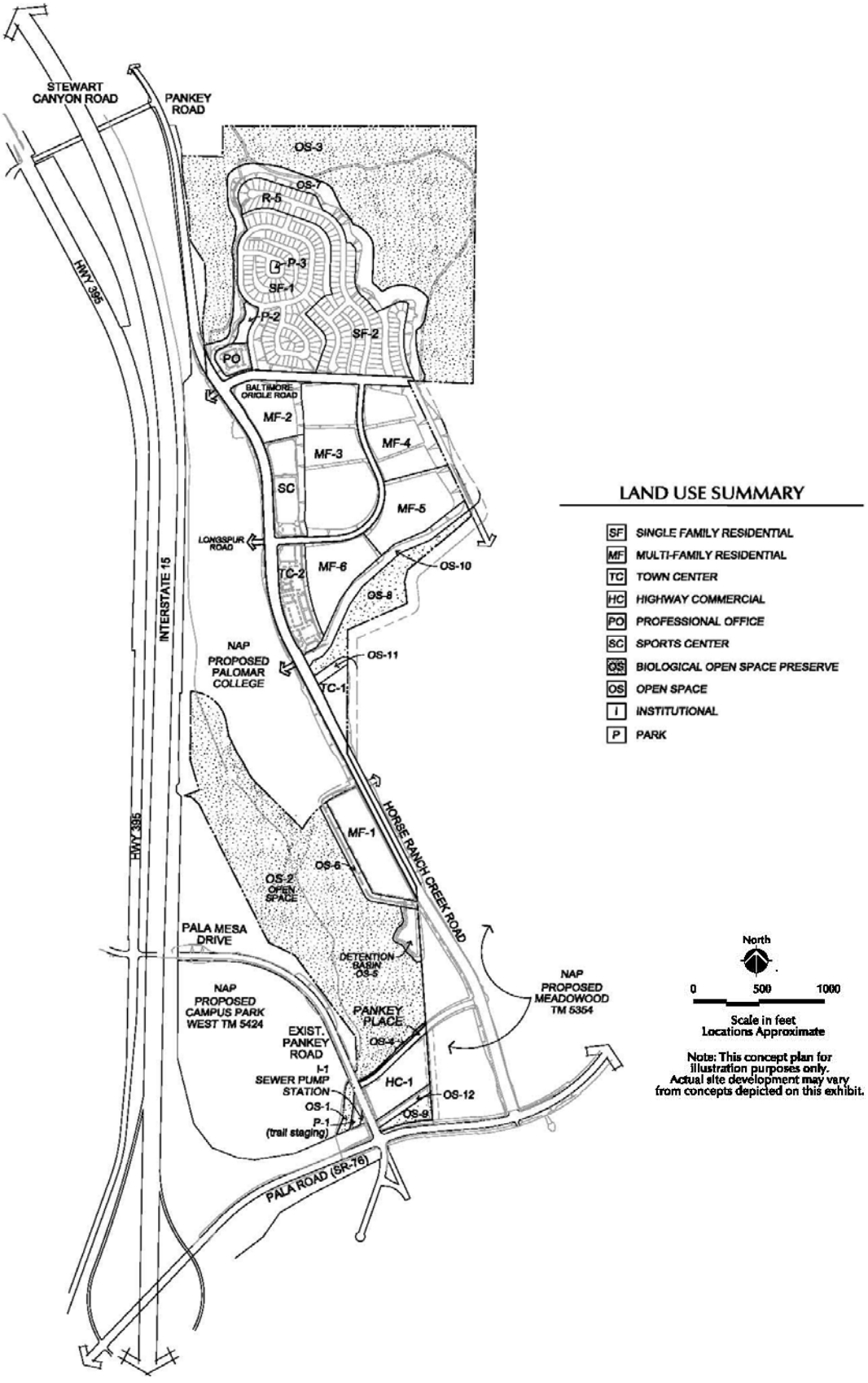
Biological Resources Impacts of the Biological Reduced Footprint Alternative

HELIX

CAMPUS PARK PROJECT

Figure 5-3b



Source: DDS/GA (2008)

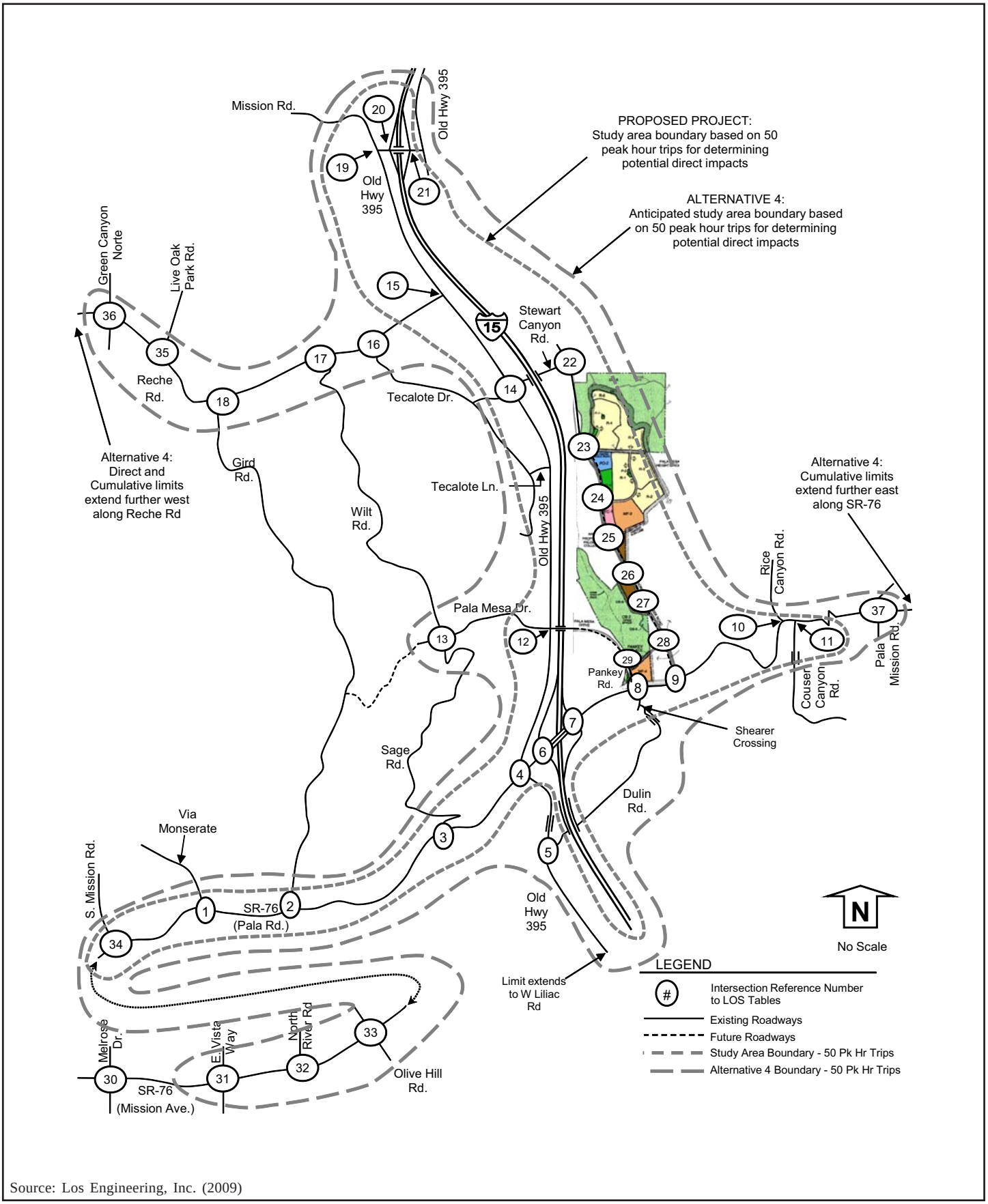
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig5-4_GP_LandUse_Alternative.pmd -KF

General Plan Update Draft Land Use Map Alternative

CAMPUS PARK PROJECT

HELIX

Figure 5-4



Source: Los Engineering, Inc. (2009)

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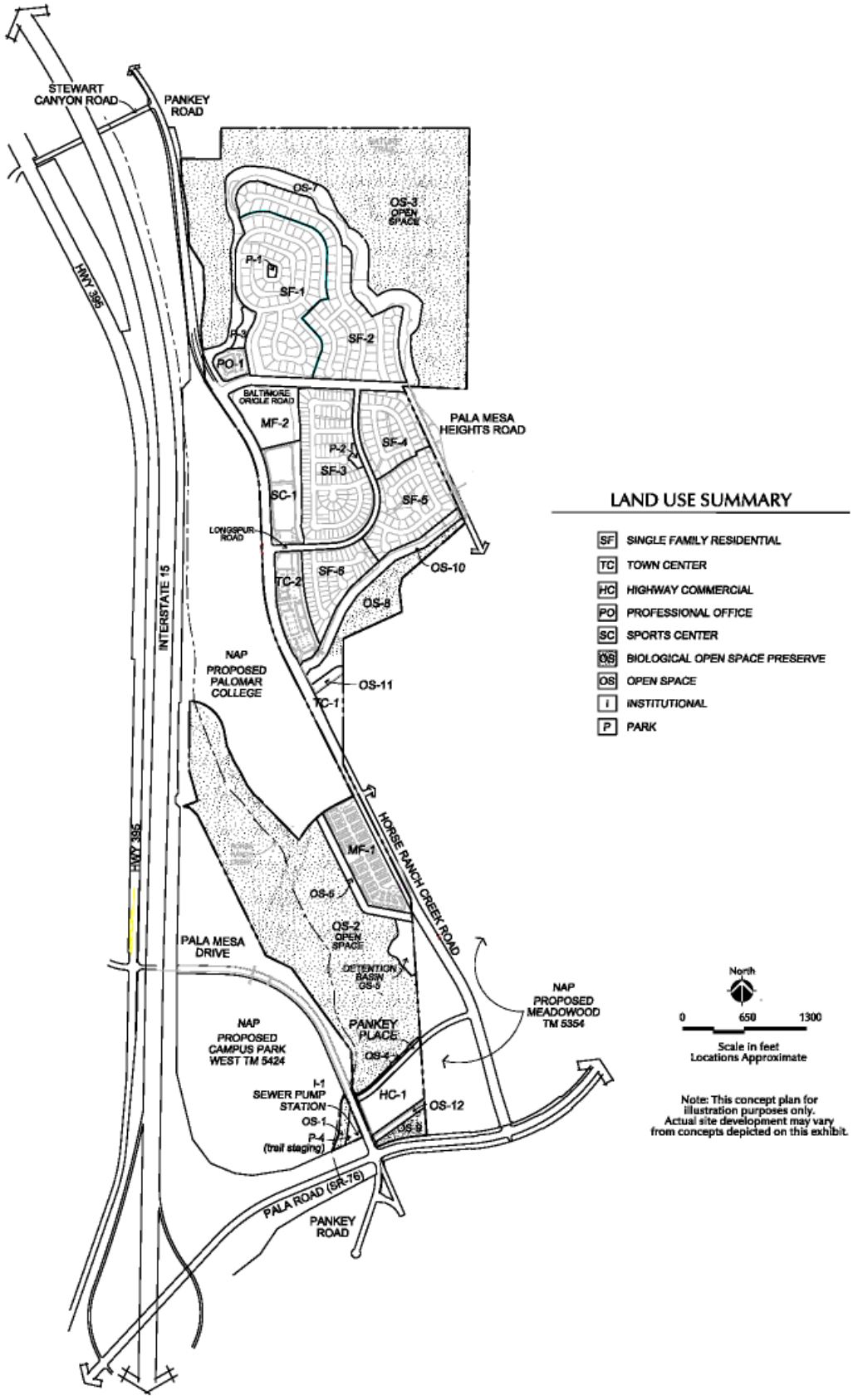
Proposed Project and General Plan Alternative Update Draft Land Use Map Traffic Study Areas

CAMPUS PARK PROJECT

HELIX

Figure 5-4a



Source: DDS/GA (2008)

I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig5-5_GP_BoardReferrel_Alternative.pmd -KF

General Plan Update Board Referral Map Alternative

CAMPUS PARK PROJECT

HELIX

Figure 5-5